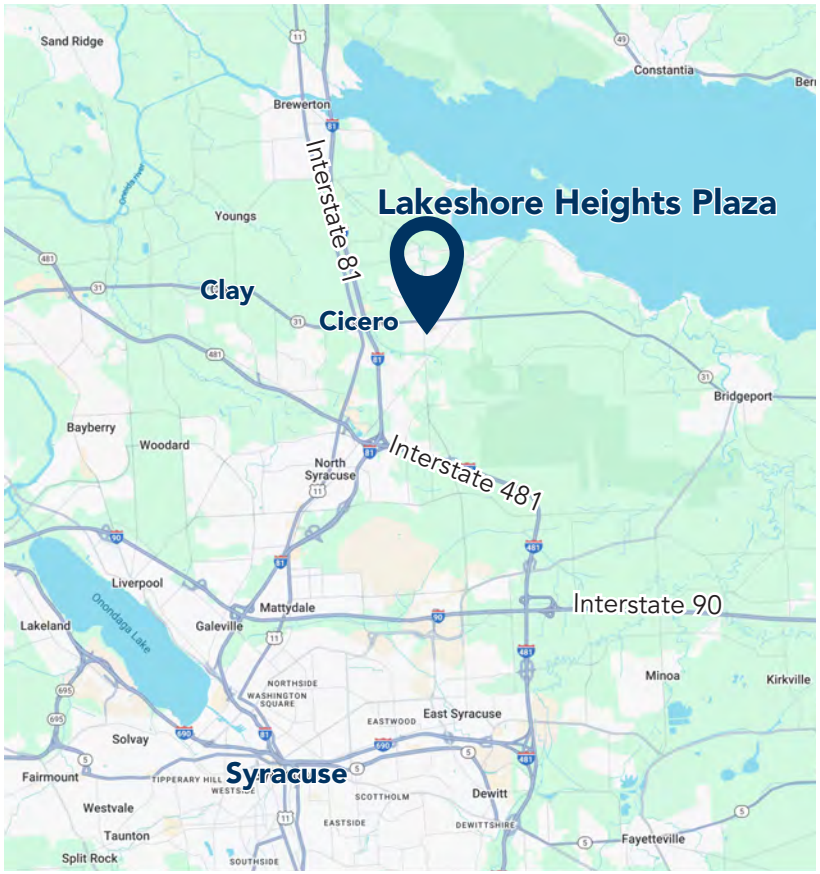
LAKESHORE HEIGHTS

6195-6197 St Rt 31, Cicero, NY 13039

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage





PROPERTY HIGHLIGHTS

- Last Space Available 1,200 SF
- GLA: 80,748 SF
- Easy and convenient access from Interstate 81 and Rte 31
- 5 miles away from future $100B Micron plant

POPULATION		CARS PER DAY	AV. HH INCOME		EMPLOYEES	
3 Mi	24,844	NY Hwy 31: 13,712	3 Mi	$131,253	3 Mi	6,009
5 Mi	50,259	Thompson Rd: 8,026	5 Mi	$123,011	5 Mi	17,168
10 Mi	264,714		10 Mi	$99,951	10 Mi	153,654

JOIN:

Walgreens

Choice Family Dental

ARMY NATIONAL GUARD

OneMain Financial

Dance-ography of Syracuse

last updated: 09/30/26 P1

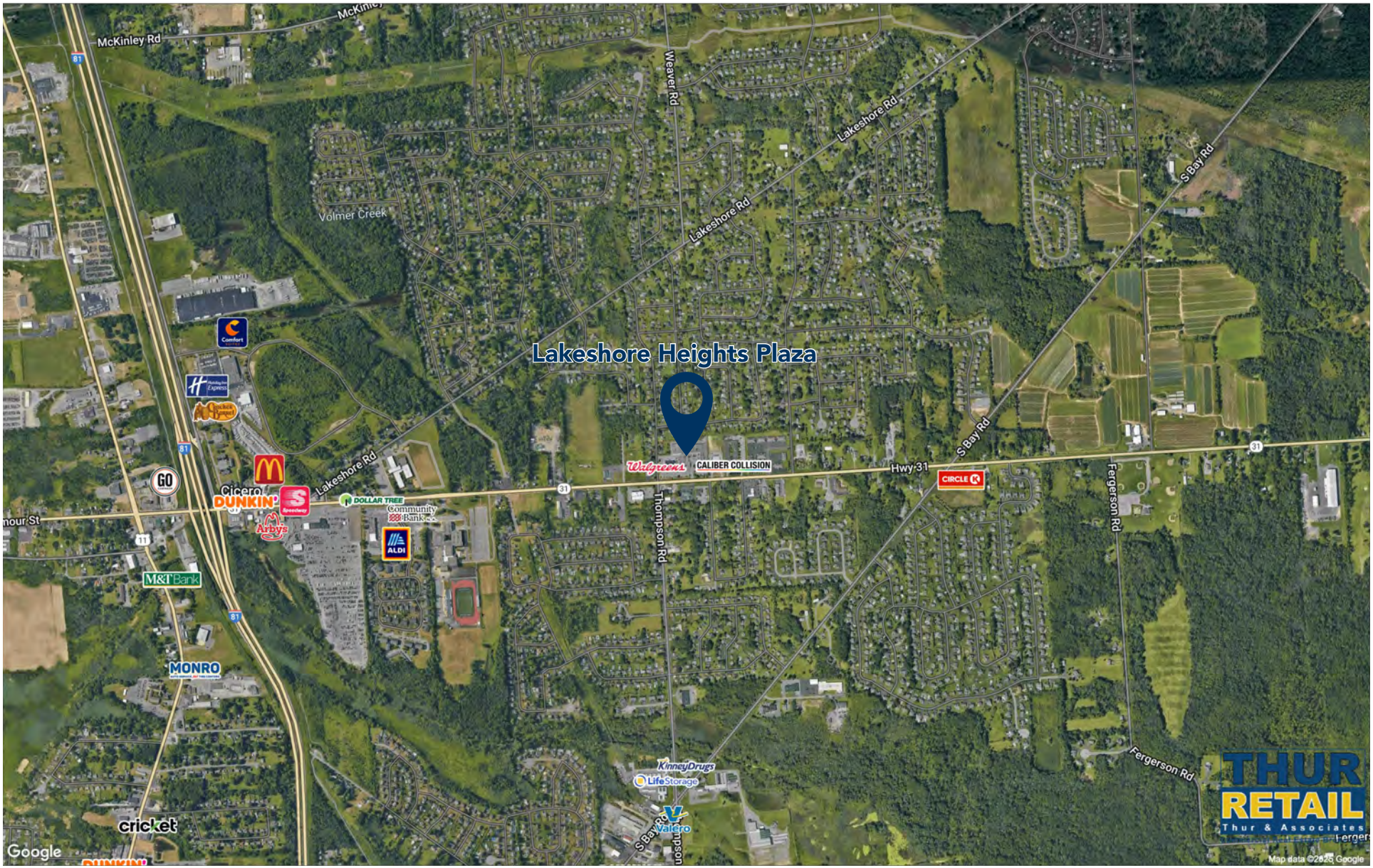
THUR RETAIL Thur & Associates Commercial Real Estate Brokerage

SHARY THUR | 202-359-3469 | sthur@thurassociates.com

LAKESHORE HEIGHTS

6195-6197 St Rt 31, Cicero, NY 13039

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Commercial Real Estate Brokerage

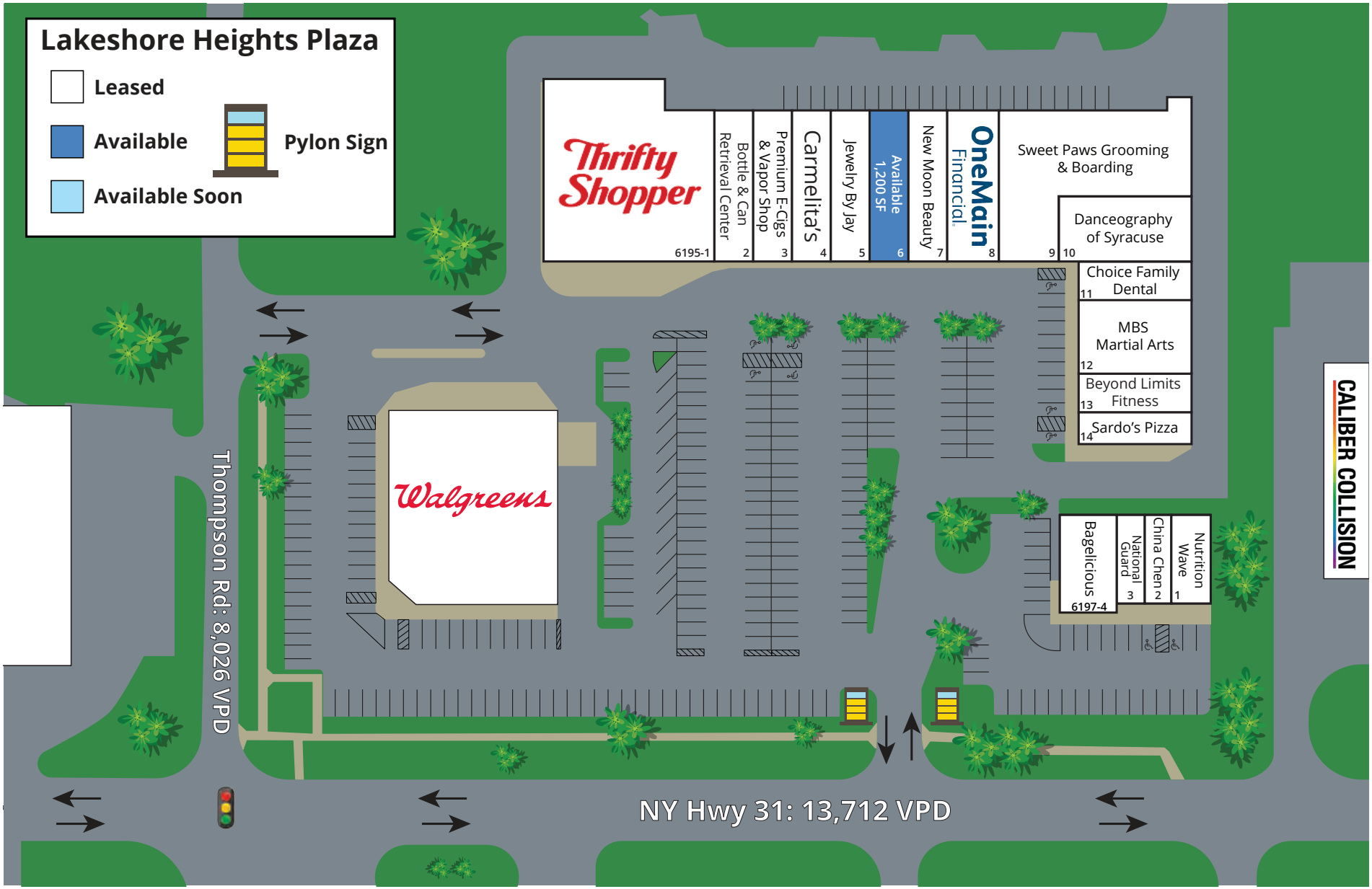


SHARY THUR 202-359-3469 sthur@thurassociates.com

LAKESHORE HEIGHTS

6195-6197 St Rt 31, Cicero, NY 13039

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last updated: 09/30/26 P3

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LAKESHORE HEIGHTS

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Suite	Tenant	Category	SF
6189	Walgreens	Pharmacy	14,748
6195-1	Thrifty Shopper	Thrift Store	
6195-2	Bottle & Can Retrieval Center	Recycle Center	
6195-3	Premium E-Cigs & Vapor Shop	Vape Shop	
6195-4	Carmelita's Mexican Restaurant	Restaurant	
6195-5	Jewelry By Jay	Jewelry Store	
6195-6	Available	former Dry Cleaner	1,200
6195-7	New Moon Beauty	Nail Salon	
6195-8	OneMain Financial	Financial Services	
6195-9	Sweet Paws Grooming & Boarding	Pet Grooming	
6195-10	Danceography of Syracuse	Dance School	
6195-11	Choice Family Dental	Dental	
6195-12	MBS Martial Arts	Martial Arts	
6195-13	Beyond Limits Fitness	Fitness	
6195-14	Sardo's Pizza and Fish Fry	Restaurant	
6197-1	Nutrition Wave	Restaurant	
6197-2	China Chen	Restaurant	
6197-3	Army National Guard	Military recruiting office	
6197-4	Bagelicious	Bagel Shop	2,400
		Total GLA	80,748

THUR RETAIL Thur & Associates Commercial Real Estate Brokerage
SHARY THUR
202-359-3469
sthur@thurassociates.com

LAKESHORE HEIGHTS

6195-6197 St Rt 31, Cicero, NY 13039

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Commercial Real Estate Brokerage

Micron Technology coming to Clay, NY.

Micron Technology plans to spend up to **$100 billion** building a mega-complex of computer chip plants in Syracuse's northern suburbs in what would be the largest single private investment in New York history.

Micron announced the details about the project, which would create up to **9,000 jobs** over the next 20 years at the White Pine Commerce Park in Clay.

The project is expected to bring an additional **40,000 supply-chain and construction jobs** to the Syracuse area and New York state.

The company's plans call for building a massive **7.2 million-square-foot** complex that will include the nation's largest clean-room space. The clean-room facilities alone would cover about **2.4 million square feet**, about the size of **40 football fields**.

Micron would build up to **four separate semiconductor fabrication plants** in phases at the 1,300-acre site off Route 31, said Micron President and CEO Sanjay Mehrotra.

Micron said the local employees would be paid an average salary of more than **$100,000** per year.



Rendering shows Micron Technology Inc.'s planned semiconductor fabrication facility in Clay

last updated: 09/30/26 P5

SHARY THUR 202-359-3469 sthur@thurassociates.com

LEASING CONTACT

SHARY THUR
Cell: 202-359-3469
Direct: 202-823-4445
sthur@thurassociates.com

OFFICE LOCATIONS

FL OFFICE
327 Mizner Park, Suite 301
Boca Raton, Fl 33432
561-395-2441

DC OFFICE
2 Wisconsin Circle, Suite 660
Chevy Chase, MD 20815
202-823-4444

WV OFFICE
230 Truxmore Court
Inwood, WV 25428
202-359-3469

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 43.1777/-76.0922

Lakeshore Heights Plaza Cicero, NY 13039	3 mi radius		5 mi radius		10 mi radius	
Population						
Estimated Population (2026)	24,844		50,259		264,714	
Projected Population (2031)	24,293		49,538		259,122	
Census Population (2020)	25,886		52,056		266,759	
Census Population (2010)	25,827		51,830		261,654	
Projected Annual Growth (2026-2031)	-551	*-0.4%*	-721	*-0.3%*	-5,592	*-0.4%*
Historical Annual Growth (2020-2026)	-1,042	-	-1,797	*-0.6%*	-2,045	*-0.1%*
Historical Annual Growth (2010-2020)	59	-	226	-	5,105	*0.2%*
Estimated Population Density (2026)	879	*psm*	640	*psm*	843	*psm*
Trade Area Size	28.3	*sq mi*	78.5	*sq mi*	314.0	*sq mi*
Households						
Estimated Households (2026)	10,132		21,291		115,081	
Projected Households (2031)	9,933		21,033		113,110	
Census Households (2020)	9,953		21,017		112,123	
Census Households (2010)	9,667		20,259		107,170	
Projected Annual Growth (2026-2031)	-198	*-0.4%*	-259	*-0.2%*	-1,971	*-0.3%*
Historical Annual Change (2010-2026)	465	*0.3%*	1,032	*0.3%*	7,911	*0.5%*
Average Household Income						
Estimated Average Household Income (2026)	$131,253		$123,011		$99,951	
Projected Average Household Income (2031)	$130,814		$122,715		$99,638	
Census Average Household Income (2010)	$78,435		$71,929		$57,548	
Census Average Household Income (2000)	$62,725		$57,051		$48,359	
Projected Annual Change (2026-2031)	-$439	-	-$295	-	-$313	-
Historical Annual Change (2000-2026)	$68,528	*4.2%*	$65,959	*4.4%*	$51,592	*4.1%*
Median Household Income						
Estimated Median Household Income (2026)	$107,168		$101,772		$80,147	
Projected Median Household Income (2031)	$106,464		$101,477		$79,793	
Census Median Household Income (2010)	$70,676		$64,601		$49,529	
Census Median Household Income (2000)	$55,552		$50,984		$40,471	
Projected Annual Change (2026-2031)	-$704	*-0.1%*	-$295	-	-$354	-
Historical Annual Change (2000-2026)	$51,615	*3.6%*	$50,787	*3.8%*	$39,676	*3.8%*
Per Capita Income						
Estimated Per Capita Income (2026)	$53,603		$52,174		$43,687	
Projected Per Capita Income (2031)	$53,567		$52,166		$43,733	
Census Per Capita Income (2010)	$29,354		$28,120		$23,569	
Census Per Capita Income (2000)	$22,414		$21,362		$19,455	
Projected Annual Change (2026-2031)	-$35	-	-$8	-	$46	-
Historical Annual Change (2000-2026)	$31,189	*5.4%*	$30,812	*5.5%*	$24,232	*4.8%*
Estimated Average Household Net Worth (2026)	$1.38 M		$1.31 M		$902,846	

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 43.1777/-76.0922

Lakeshore Heights Plaza Cicero, NY 13039	3 mi radius		5 mi radius		10 mi radius	
Total Annual Consumer Expenditure (2026)						
Total Household Expenditure	$1.08 B		$2.16 B		$10 B	
Total Non-Retail Expenditure	$534.5 M		$1.06 B		$4.89 B	
Total Retail Expenditure	$542.36 M		$1.1 B		$5.11 B	
Alcoholic Beverages	$7.38 M		$14.76 M		$68.61 M	
Apparel	$22.72 M		$45.54 M		$216.39 M	
Contributions	$26.74 M		$53.31 M		$240.86 M	
Education	$18.2 M		$36.32 M		$165.97 M	
Entertainment	$51.31 M		$102.89 M		$489.44 M	
Food Away From Home	$50.55 M		$101.19 M		$474.5 M	
Grocery	$69.03 M		$139.22 M		$699.63 M	
Health Care	$68.47 M		$144.19 M		$742.71 M	
Household Furnishings and Equipment	$27.27 M		$54.58 M		$255.82 M	
Household Operations	$20.46 M		$40.97 M		$195.73 M	
Miscellaneous Expenses	$15.93 M		$31.96 M		$149.88 M	
Personal Care	$11.24 M		$22.61 M		$111.59 M	
Shelter	$180.98 M		$362.9 M		$1.78 B	
Tax and Retirement	$295.95 M		$578.53 M		$2.45 B	
Tobacco and Related	$3.51 M		$7.21 M		$41.29 M	
Transportation	$155.31 M		$318.94 M		$1.39 B	
Utilities	$51.8 M		$104.55 M		$528.83 M	
Monthly Household Consumer Expenditure (2026)						
Total Household Expenditure	$8,857		$8,453		$7,244	
Total Non-Retail Expenditure	$4,396	*49.6%*	$4,145	*49.0%*	$3,544	*48.9%*
Total Retail Expenditures	$4,461	*50.4%*	$4,308	*51.0%*	$3,700	*51.1%*
Alcoholic Beverages	$61	*0.7%*	$58	*0.7%*	$50	*0.7%*
Apparel	$187	*2.1%*	$178	*2.1%*	$157	*2.2%*
Contributions	$220	*2.5%*	$209	*2.5%*	$174	*2.4%*
Education	$150	*1.7%*	$142	*1.7%*	$120	*1.7%*
Entertainment	$422	*4.8%*	$403	*4.8%*	$354	*4.9%*
Food Away From Home	$416	*4.7%*	$396	*4.7%*	$344	*4.7%*
Grocery	$568	*6.4%*	$545	*6.4%*	$507	*7.0%*
Health Care	$563	*6.4%*	$564	*6.7%*	$538	*7.4%*
Household Furnishings and Equipment	$224	*2.5%*	$214	*2.5%*	$185	*2.6%*
Household Operations	$168	*1.9%*	$160	*1.9%*	$142	*2.0%*
Miscellaneous Expenses	$131	*1.5%*	$125	*1.5%*	$109	*1.5%*
Personal Care	$92	*1.0%*	$88	*1.0%*	$81	*1.1%*
Shelter	$1,489	*16.8%*	$1,420	*16.8%*	$1,291	*17.8%*
Tax and Retirement	$2,434	*27.5%*	$2,264	*26.8%*	$1,775	*26.8%*
Tobacco and Related	$29	*0.3%*	$28	*0.3%*	$30	*0.4%*
Transportation	$1,277	*14.4%*	$1,248	*14.8%*	$1,005	*13.9%*
Utilities	$426	*4.8%*	$409	*4.8%*	$383	*5.3%*

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 43.1777/-76.0922

Lakeshore Heights Plaza Cicero, NY 13039	3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity						
Total Population (2026)	24,844		50,259		264,714	
White (2026)	21,835	*87.9%*	44,224	*88.0%*	198,068	*74.8%*
Black or African American (2026)	1,008	*4.1%*	2,004	*4.0%*	32,658	*12.3%*
American Indian or Alaska Native (2026)	75	*0.3%*	152	*0.3%*	1,126	*0.4%*
Asian (2026)	658	*2.6%*	1,178	*2.3%*	13,842	*5.2%*
Hawaiian or Pacific Islander (2026)	3	-	5	-	61	-
Other Race (2026)	237	*1.0%*	509	*1.0%*	4,590	*1.7%*
Two or More Races (2026)	1,028	*4.1%*	2,187	*4.4%*	14,369	*5.4%*
Population < 18 (2026)	5,146	*20.7%*	10,146	*20.2%*	53,646	*20.3%*
White Not Hispanic	4,097	*79.6%*	8,022	*79.1%*	31,294	*58.3%*
Black or African American	248	*4.8%*	512	*5.0%*	10,103	*18.8%*
Asian	187	*3.6%*	303	*3.0%*	3,830	*7.1%*
Other Race Not Hispanic	379	*7.4%*	756	*7.5%*	4,286	*8.0%*
Hispanic	234	*4.5%*	552	*5.4%*	4,133	*7.7%*
Not Hispanic or Latino Population (2026)	24,096	*97.0%*	48,523	*96.5%*	249,461	*94.2%*
Not Hispanic White	21,571	*89.5%*	43,603	*89.9%*	194,252	*77.9%*
Not Hispanic Black or African American	950	*3.9%*	1,879	*3.9%*	31,065	*12.5%*
Not Hispanic American Indian or Alaska Native	67	*0.3%*	133	*0.3%*	920	*0.4%*
Not Hispanic Asian	654	*2.7%*	1,165	*2.4%*	13,725	*5.5%*
Not Hispanic Hawaiian or Pacific Islander	2	-	3	-	47	-
Not Hispanic Other Race	69	*0.3%*	126	*0.3%*	523	*0.2%*
Not Hispanic Two or More Races	783	*3.3%*	1,614	*3.3%*	8,929	*3.6%*
Hispanic or Latino Population (2026)	748	*3.0%*	1,736	*3.5%*	15,253	*5.8%*
Hispanic White	264	*35.3%*	622	*35.8%*	3,816	*25.0%*
Hispanic Black or African American	58	*7.7%*	125	*7.2%*	1,593	*10.4%*
Hispanic American Indian or Alaska Native	8	*1.0%*	18	*1.1%*	206	*1.4%*
Hispanic Asian	5	*0.6%*	14	*0.8%*	117	*0.8%*
Hispanic Hawaiian or Pacific Islander	1	*0.1%*	2	*0.1%*	13	-
Hispanic Other Race	169	*22.5%*	383	*22.1%*	4,067	*26.7%*
Hispanic Two or More Races	245	*32.7%*	573	*33.0%*	5,440	*35.7%*
Not Hispanic or Latino Population (2020)	25,136	*97.1%*	50,427	*96.9%*	251,589	*94.3%*
Hispanic or Latino Population (2020)	750	*2.9%*	1,629	*3.1%*	15,170	*5.7%*
Not Hispanic or Latino Population (2010)	25,328	*98.1%*	50,824	*98.1%*	251,194	*96.0%*
Hispanic or Latino Population (2010)	499	*1.9%*	1,006	*1.9%*	10,460	*4.0%*
Not Hispanic or Latino Population (2031)	23,379	*96.2%*	47,428	*95.7%*	242,667	*93.6%*
Hispanic or Latino Population (2031)	914	*3.8%*	2,109	*4.3%*	16,455	*6.4%*
Projected Annual Growth (2026-2031)	165	*4.4%*	373	*4.3%*	1,202	*1.6%*
Historical Annual Growth (2010-2020)	251	*5.0%*	623	*6.2%*	4,710	*4.5%*

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1777/-76.0922

Lakeshore Heights Plaza Cicero, NY 13039	3 mi radius		5 mi radius		10 mi radius	
Total Age Distribution (2026)						
Total Population	24,844		50,259		264,714	
Age Under 5 Years	1,139	*4.6%*	2,382	*4.7%*	14,050	*5.3%*
Age 5 to 9 Years	1,403	*5.6%*	2,811	*5.6%*	15,246	*5.8%*
Age 10 to 14 Years	1,597	*6.4%*	3,060	*6.1%*	15,249	*5.8%*
Age 15 to 19 Years	1,492	*6.0%*	2,810	*5.6%*	16,654	*6.3%*
Age 20 to 24 Years	1,111	*4.5%*	2,226	*4.4%*	20,264	*7.7%*
Age 25 to 29 Years	1,206	*4.9%*	2,612	*5.2%*	18,559	*7.0%*
Age 30 to 34 Years	1,492	*6.0%*	3,100	*6.2%*	18,739	*7.1%*
Age 35 to 39 Years	1,727	*7.0%*	3,509	*7.0%*	18,303	*6.9%*
Age 40 to 44 Years	1,770	*7.1%*	3,343	*6.7%*	16,340	*6.2%*
Age 45 to 49 Years	1,635	*6.6%*	3,190	*6.3%*	14,324	*5.4%*
Age 50 to 54 Years	1,732	*7.0%*	3,386	*6.7%*	14,932	*5.6%*
Age 55 to 59 Years	1,834	*7.4%*	3,691	*7.3%*	16,355	*6.2%*
Age 60 to 64 Years	1,807	*7.3%*	3,720	*7.4%*	17,437	*6.6%*
Age 65 to 69 Years	1,576	*6.3%*	3,431	*6.8%*	15,721	*5.9%*
Age 70 to 74 Years	1,376	*5.5%*	2,834	*5.6%*	12,842	*4.9%*
Age 75 to 79 Years	958	*3.9%*	2,061	*4.1%*	9,226	*3.5%*
Age 80 to 84 Years	586	*2.4%*	1,224	*2.4%*	5,648	*2.1%*
Age 85 Years or Over	400	*1.6%*	870	*1.7%*	4,825	*1.8%*
Median Age	43.2		43.4		39.1	
Age 19 Years or Less	5,632	*22.7%*	11,063	*22.0%*	61,199	*23.1%*
Age 20 to 64 Years	14,315	*57.6%*	28,777	*57.3%*	155,252	*58.6%*
Age 65 Years or Over	4,897	*19.7%*	10,420	*20.7%*	48,263	*18.2%*
Female Age Distribution (2026)						
Female Population	12,571	*50.6%*	25,552	*50.8%*	130,449	*49.3%*
Age Under 5 Years	518	*4.1%*	1,120	*4.4%*	6,814	*5.2%*
Age 5 to 9 Years	664	*5.3%*	1,385	*5.4%*	7,505	*5.8%*
Age 10 to 14 Years	763	*6.1%*	1,470	*5.8%*	7,345	*5.6%*
Age 15 to 19 Years	727	*5.8%*	1,358	*5.3%*	7,005	*5.4%*
Age 20 to 24 Years	539	*4.3%*	1,068	*4.2%*	8,193	*6.3%*
Age 25 to 29 Years	611	*4.9%*	1,327	*5.2%*	9,252	*7.1%*
Age 30 to 34 Years	779	*6.2%*	1,585	*6.2%*	9,331	*7.2%*
Age 35 to 39 Years	866	*6.9%*	1,766	*6.9%*	9,076	*7.0%*
Age 40 to 44 Years	927	*7.4%*	1,713	*6.7%*	8,222	*6.3%*
Age 45 to 49 Years	839	*6.7%*	1,628	*6.4%*	7,323	*5.6%*
Age 50 to 54 Years	892	*7.1%*	1,749	*6.8%*	7,600	*5.8%*
Age 55 to 59 Years	912	*7.3%*	1,839	*7.2%*	8,258	*6.3%*
Age 60 to 64 Years	919	*7.3%*	1,904	*7.5%*	8,912	*6.8%*
Age 65 to 69 Years	830	*6.6%*	1,822	*7.1%*	8,199	*6.3%*
Age 70 to 74 Years	753	*6.0%*	1,546	*6.1%*	6,798	*5.2%*
Age 75 to 79 Years	524	*4.2%*	1,136	*4.4%*	5,058	*3.9%*
Age 80 to 84 Years	318	*2.5%*	680	*2.7%*	3,183	*2.4%*
Age 85 Years or Over	190	*1.5%*	459	*1.8%*	2,376	*1.8%*
Female Median Age	44.1		44.5		40.7	
Age 19 Years or Less	2,672	*21.3%*	5,332	*20.9%*	28,669	*22.0%*
Age 20 to 64 Years	7,284	*57.9%*	14,578	*57.1%*	76,166	*58.4%*
Age 65 Years or Over	2,614	*20.8%*	5,642	*22.1%*	25,614	*19.6%*

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 43.1777/-76.0922

Lakeshore Heights Plaza Cicero, NY 13039	3 mi radius		5 mi radius		10 mi radius	
Male Age Distribution (2026)						
Male Population	12,273	49.4%	24,707	49.2%	134,265	50.7%
Age Under 5 Years	622	5.1%	1,262	5.1%	7,236	5.4%
Age 5 to 9 Years	739	6.0%	1,426	5.8%	7,740	5.8%
Age 10 to 14 Years	835	6.8%	1,591	6.4%	7,904	5.9%
Age 15 to 19 Years	765	6.2%	1,452	5.9%	9,650	7.2%
Age 20 to 24 Years	572	4.7%	1,158	4.7%	12,070	9.0%
Age 25 to 29 Years	596	4.9%	1,286	5.2%	9,307	6.9%
Age 30 to 34 Years	713	5.8%	1,515	6.1%	9,408	7.0%
Age 35 to 39 Years	861	7.0%	1,743	7.1%	9,227	6.9%
Age 40 to 44 Years	843	6.9%	1,630	6.6%	8,118	6.0%
Age 45 to 49 Years	795	6.5%	1,562	6.3%	7,001	5.2%
Age 50 to 54 Years	840	6.8%	1,636	6.6%	7,332	5.5%
Age 55 to 59 Years	922	7.5%	1,852	7.5%	8,097	6.0%
Age 60 to 64 Years	888	7.2%	1,817	7.4%	8,525	6.3%
Age 65 to 69 Years	746	6.1%	1,609	6.5%	7,523	5.6%
Age 70 to 74 Years	624	5.1%	1,288	5.2%	6,044	4.5%
Age 75 to 79 Years	434	3.5%	926	3.7%	4,168	3.1%
Age 80 to 84 Years	268	2.2%	544	2.2%	2,465	1.8%
Age 85 Years or Over	210	1.7%	411	1.7%	2,449	1.8%
Male Median Age	42.3		42.3		37.7	
Age 19 Years or Less	2,960	24.1%	5,731	23.2%	32,530	24.2%
Age 20 to 64 Years	7,031	57.3%	14,198	57.5%	79,086	58.9%
Age 65 Years or Over	2,282	18.6%	4,777	19.3%	22,649	16.9%
Males per 100 Females (2026)						
Overall Comparison	98		97		103	
Age Under 5 Years	120	54.6%	113	53.0%	106	51.5%
Age 5 to 9 Years	111	52.7%	103	50.7%	103	50.8%
Age 10 to 14 Years	109	52.2%	108	52.0%	108	51.8%
Age 15 to 19 Years	105	51.3%	107	51.7%	138	57.9%
Age 20 to 24 Years	106	51.5%	108	52.0%	147	59.6%
Age 25 to 29 Years	98	49.4%	97	49.2%	101	50.1%
Age 30 to 34 Years	92	47.8%	96	48.9%	101	50.2%
Age 35 to 39 Years	100	49.9%	99	49.7%	102	50.4%
Age 40 to 44 Years	91	47.6%	95	48.8%	99	49.7%
Age 45 to 49 Years	95	48.6%	96	49.0%	96	48.9%
Age 50 to 54 Years	94	48.5%	94	48.3%	96	49.1%
Age 55 to 59 Years	101	50.3%	101	50.2%	98	49.5%
Age 60 to 64 Years	97	49.2%	95	48.8%	96	48.9%
Age 65 to 69 Years	90	47.3%	88	46.9%	92	47.8%
Age 70 to 74 Years	83	45.3%	83	45.4%	89	47.1%
Age 75 to 79 Years	83	45.3%	81	44.9%	82	45.2%
Age 80 to 84 Years	84	45.8%	80	44.4%	77	43.6%
Age 85 Years or Over	111	52.6%	90	47.3%	103	50.8%
Age 19 Years or Less	111	52.6%	107	51.8%	113	53.2%
Age 20 to 39 Years	98	49.5%	99	49.8%	112	52.7%
Age 40 to 64 Years	96	48.9%	96	49.0%	97	49.2%
Age 65 Years or Over	87	46.6%	85	45.8%	88	46.9%

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 43.1777/-76.0922

Lakeshore Heights Plaza Cicero, NY 13039	3 mi radius		5 mi radius		10 mi radius	
Household Type (2026)						
Total Households	10,132		21,291		115,081	
Households with Children	2,925	*28.9%*	5,664	*26.6%*	28,539	*24.8%*
Average Household Size	2.4		2.3		2.2	
Household Density per Square Mile	359		271		366	
Population Family	20,160	*81.1%*	39,102	*77.8%*	185,480	*70.1%*
Population Non-Family	4,530	*18.2%*	10,900	*21.7%*	69,877	*26.4%*
Population Group Quarters	154	*0.6%*	257	*0.5%*	9,357	*3.5%*
Family Households	6,793	*67.0%*	13,216	*62.1%*	62,793	*54.6%*
Married Couple Households	5,305	*78.1%*	10,034	*75.9%*	41,102	*65.5%*
Other Family Households	1,488	*21.9%*	3,182	*24.1%*	21,692	*34.5%*
Family Households with Children	2,921	*43.0%*	5,655	*42.8%*	28,489	*45.4%*
Married Couple with Children	2,154	*73.7%*	3,956	*70.0%*	16,387	*57.5%*
Other Family Households with Children	767	*26.3%*	1,699	*30.0%*	12,101	*42.5%*
Family Households No Children	3,872	*57.0%*	7,561	*57.2%*	34,305	*54.6%*
Married Couple No Children	3,151	*81.4%*	6,078	*80.4%*	24,714	*72.0%*
Other Family Households No Children	720	*18.6%*	1,483	*19.6%*	9,590	*28.0%*
Non-Family Households	3,339	*33.0%*	8,075	*37.9%*	52,288	*45.4%*
Non-Family Households with Children	4	*0.1%*	9	*0.1%*	50	-
Non-Family Households No Children	3,335	*99.9%*	8,066	*99.9%*	52,238	*99.9%*
Average Family Household Size	3.0		3.0		3.0	
Average Family Income	$159,692		$151,718		$124,478	
Median Family Income	$134,533		$127,286		$104,912	
Average Non-Family Household Size	1.4		1.3		1.3	
Marital Status (2026)						
Population Age 15 Years or Over	20,704		42,006		220,170	
Never Married	5,341	*25.8%*	12,059	*28.7%*	88,096	*40.0%*
Currently Married	12,083	*58.4%*	22,883	*54.5%*	89,090	*40.5%*
Previously Married	3,279	*15.8%*	7,065	*16.8%*	42,983	*19.5%*
Separated	572	*17.4%*	1,180	*16.7%*	8,405	*19.6%*
Widowed	912	*27.8%*	1,992	*28.2%*	10,772	*25.1%*
Divorced	1,796	*54.8%*	3,893	*55.1%*	23,806	*55.4%*
Educational Attainment (2026)						
Adult Population Age 25 Years or Over	18,101		36,970		183,251	
Elementary (Grade Level 0 to 8)	239	*1.3%*	623	*1.7%*	6,169	*3.4%*
Some High School (Grade Level 9 to 11)	681	*3.8%*	1,432	*3.9%*	9,792	*5.3%*
High School Graduate	4,616	*25.5%*	9,306	*25.2%*	46,912	*25.6%*
Some College	2,941	*16.2%*	6,242	*16.9%*	30,756	*16.8%*
Associate Degree Only	3,011	*16.6%*	5,949	*16.1%*	24,513	*13.4%*
Bachelor Degree Only	3,858	*21.3%*	7,925	*21.4%*	37,509	*20.5%*
Graduate Degree	2,754	*15.2%*	5,492	*14.9%*	27,601	*15.1%*
Any College (Some College or Higher)	12,565	*69.4%*	25,609	*69.3%*	120,379	*65.7%*
College Degree + (Bachelor Degree or Higher)	6,612	*36.5%*	13,417	*36.3%*	65,110	*35.5%*

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 43.1777/-76.0922

Lakeshore Heights Plaza Cicero, NY 13039	3 mi radius		5 mi radius		10 mi radius	
Housing						
Total Housing Units (2026)	10,647		22,425		123,108	
Total Housing Units (2020)	10,356		21,955		121,193	
Historical Annual Growth (2020-2026)	290	-	471	-	1,915	-
Housing Units Occupied (2026)	10,132	*95.2%*	21,291	*94.9%*	115,081	*93.5%*
Housing Units Owner-Occupied	8,396	*82.9%*	16,715	*78.5%*	66,047	*57.4%*
Housing Units Renter-Occupied	1,735	*17.1%*	4,577	*21.5%*	49,034	*42.6%*
Housing Units Vacant (2026)	515	*4.8%*	1,134	*5.1%*	8,027	*6.5%*
Household Size (2026)						
Total Households	10,132		21,291		115,081	
1 Person Households	2,661	*26.3%*	6,486	*30.5%*	42,152	*36.6%*
2 Person Households	3,742	*36.9%*	7,570	*35.6%*	38,456	*33.4%*
3 Person Households	1,603	*15.8%*	3,184	*15.0%*	15,525	*13.5%*
4 Person Households	1,380	*13.6%*	2,595	*12.2%*	11,299	*9.8%*
5 Person Households	504	*5.0%*	944	*4.4%*	4,632	*4.0%*
6 Person Households	157	*1.6%*	333	*1.6%*	1,847	*1.6%*
7 or More Person Households	83	*0.8%*	180	*0.8%*	1,170	*1.0%*
Household Income Distribution (2026)						
HH Income $200,000 or More	1,497	*14.8%*	2,747	*12.9%*	10,529	*9.1%*
HH Income $150,000 to $199,999	1,734	*17.1%*	2,954	*13.9%*	10,341	*9.0%*
HH Income $125,000 to $149,999	802	*7.9%*	1,814	*8.5%*	8,419	*7.3%*
HH Income $100,000 to $124,999	1,419	*14.0%*	3,161	*14.8%*	13,056	*11.3%*
HH Income $75,000 to $99,999	1,150	*11.4%*	2,682	*12.6%*	15,066	*13.1%*
HH Income $50,000 to $74,999	1,245	*12.3%*	3,020	*14.2%*	19,288	*16.8%*
HH Income $35,000 to $49,999	894	*8.8%*	1,830	*8.6%*	11,192	*9.7%*
HH Income $25,000 to $34,999	474	*4.7%*	1,020	*4.8%*	8,328	*7.2%*
HH Income $15,000 to $24,999	423	*4.2%*	837	*3.9%*	6,928	*6.0%*
HH Income $10,000 to $14,999	183	*1.8%*	377	*1.8%*	4,212	*3.7%*
HH Income Under $10,000	311	*3.1%*	849	*4.0%*	7,722	*6.7%*
Household Vehicles (2026)						
Households 0 Vehicles Available	475	*4.7%*	1,282	*6.0%*	17,131	*14.9%*
Households 1 Vehicle Available	3,348	*33.0%*	7,231	*34.0%*	47,574	*41.3%*
Households 2 Vehicles Available	4,586	*45.3%*	9,076	*42.6%*	37,346	*32.5%*
Households 3 or More Vehicles Available	1,722	*17.0%*	3,703	*17.4%*	13,030	*11.3%*
Total Vehicles Available	18,232		37,994		166,433	
Average Vehicles per Household	1.8		1.8		1.4	
Owner-Occupied Household Vehicles	16,343	*89.6%*	32,733	*86.2%*	120,230	*72.2%*
Average Vehicles per Owner-Occupied Household	1.9		2.0		1.8	
Renter-Occupied Household Vehicles	1,889	*10.4%*	5,261	*13.8%*	46,203	*27.8%*
Average Vehicles per Renter-Occupied Household	1.1		1.1		-	
Travel Time (2026)						
Worker Base Age 16 years or Over	13,945		27,288		132,427	
Travel to Work in 14 Minutes or Less	3,277	*23.5%*	6,486	*23.8%*	39,498	*29.8%*
Travel to Work in 15 to 29 Minutes	6,885	*49.4%*	13,567	*49.7%*	56,887	*43.0%*
Travel to Work in 30 to 59 Minutes	1,454	*10.4%*	3,063	*11.2%*	16,241	*12.3%*
Travel to Work in 60 Minutes or More	531	*3.8%*	962	*3.5%*	4,263	*3.2%*
Work at Home	1,796	*12.9%*	3,209	*11.8%*	15,538	*11.7%*
Average Minutes Travel to Work	18.5		18.3		17.6	

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 43.1777/-76.0922

Lakeshore Heights Plaza Cicero, NY 13039	3 mi radius		5 mi radius		10 mi radius	
Transportation To Work (2026)						
Worker Base Age 16 years or Over	13,945		27,288		132,427	
Drive to Work Alone	10,943	*78.5%*	21,555	*79.0%*	96,679	*73.0%*
Drive to Work in Carpool	885	*6.3%*	1,851	*6.8%*	9,955	*7.5%*
Travel to Work by Public Transportation	32	*0.2%*	137	*0.5%*	3,845	*2.9%*
Drive to Work on Motorcycle	8	-	36	*0.1%*	121	-
Bicycle to Work	4	-	7	-	355	*0.3%*
Walk to Work	166	*1.2%*	263	*1.0%*	4,214	*3.2%*
Other Means	111	*0.8%*	230	*0.8%*	1,719	*1.3%*
Work at Home	1,796	*12.9%*	3,209	*11.8%*	15,538	*11.7%*
Daytime Demographics (2026)						
Total Businesses	715		1,656		10,482	
Total Employees	6,009		17,168		153,654	
Company Headquarter Businesses	22	*3.1%*	65	*3.9%*	493	*4.7%*
Company Headquarter Employees	347	*5.8%*	2,315	*13.5%*	24,271	*15.8%*
Employee Population per Business	8.4	to 1	10.4	to 1	14.7	to 1
Residential Population per Business	34.7	to 1	30.3	to 1	25.3	to 1
Adj. Daytime Demographics Age 16 Years or Over	12,308		31,080		237,951	
Labor Force						
Labor Population Age 16 Years or Over (2026)	20,339		41,358		217,229	
Labor Force Total Males (2026)	9,902	*48.7%*	20,110	*48.6%*	109,942	*50.6%*
Male Civilian Employed	7,138	*72.1%*	14,136	*70.3%*	68,880	*62.7%*
Male Civilian Unemployed	195	*2.0%*	510	*2.5%*	2,977	*2.7%*
Males in Armed Forces	82	*0.8%*	144	*0.7%*	388	*0.4%*
Males Not in Labor Force	2,487	*25.1%*	5,320	*26.5%*	37,696	*34.3%*
Labor Force Total Females (2026)	10,437	*51.3%*	21,249	*51.4%*	107,287	*49.4%*
Female Civilian Employed	6,807	*65.2%*	13,153	*61.9%*	63,555	*59.2%*
Female Civilian Unemployed	213	*2.0%*	485	*2.3%*	2,276	*2.1%*
Females in Armed Forces	13	*0.1%*	14	-	110	*0.1%*
Females Not in Labor Force	3,405	*32.6%*	7,597	*35.8%*	41,347	*38.5%*
Unemployment Rate	408	*2.0%*	995	*2.4%*	5,253	*2.4%*
Occupation (2026)						
Occupation Population Age 16 Years or Over	13,945		27,288		132,427	
Occupation Total Males	7,138	*51.2%*	14,136	*51.8%*	68,873	*52.0%*
Occupation Total Females	6,807	48.8%	13,153	48.2%	63,555	48.0%
Management, Business, Financial Operations	3,064	22.0%	5,448	20.0%	22,516	17.0%
Professional, Related	4,066	29.2%	8,298	30.4%	42,225	31.9%
Service	1,774	*12.7%*	3,300	*12.1%*	18,695	*14.1%*
Sales, Office	2,848	*20.4%*	5,833	*21.4%*	26,225	*19.8%*
Farming, Fishing, Forestry	26	*0.2%*	37	*0.1%*	98	-
Construction, Extraction, Maintenance	758	*5.4%*	1,515	*5.6%*	6,980	*5.3%*
Production, Transport, Material Moving	1,408	*10.1%*	2,858	*10.5%*	15,688	*11.8%*
White Collar Workers	9,978	*71.6%*	19,579	*71.7%*	90,966	*68.7%*
Blue Collar Workers	3,966	*28.4%*	7,710	*28.3%*	41,462	*31.3%*

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Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1777/-76.0922

Lakeshore Heights Plaza Cicero, NY 13039	3 mi radius		5 mi radius		10 mi radius	
Units In Structure (2026)						
Total Units	10,132		21,291		115,081	
1 Detached Unit	8,063	*79.6%*	16,306	*76.6%*	64,665	*56.2%*
1 Attached Unit	588	*5.8%*	1,037	*4.9%*	5,505	*4.8%*
2 Units	229	*2.3%*	662	*3.1%*	9,357	*8.1%*
3 to 4 Units	151	*1.5%*	332	*1.6%*	4,217	*3.7%*
5 to 9 Units	246	*2.4%*	1,094	*5.1%*	8,156	*7.1%*
10 to 19 Units	317	*3.1%*	709	*3.3%*	5,933	*5.2%*
20 to 49 Units	350	*3.5%*	680	*3.2%*	7,565	*6.6%*
50 or More Units	119	*1.2%*	316	*1.5%*	7,667	*6.7%*
Mobile Home or Trailer	69	*0.7%*	155	*0.7%*	2,006	*1.7%*
Other Structure	-	-	-	-	9	-
Occupied Homes Built By Year (2026)						
Homes Built 2020 or later	51	*0.5%*	202	*0.9%*	1,035	*0.9%*
Homes Built 2010 to 2019	514	*5.1%*	1,180	*5.5%*	6,493	*5.6%*
Homes Built 2000 to 2009	1,399	*13.8%*	2,089	*9.8%*	6,773	*5.9%*
Homes Built 1990 to 1999	1,471	*14.5%*	2,494	*11.7%*	10,033	*8.7%*
Homes Built 1980 to 1989	2,203	*21.7%*	3,733	*17.5%*	14,466	*12.6%*
Homes Built 1970 to 1979	1,682	*16.6%*	3,254	*15.3%*	15,323	*13.3%*
Homes Built 1960 to 1969	931	*9.2%*	2,450	*11.5%*	14,322	*12.4%*
Homes Built 1950 to 1959	829	*8.2%*	3,272	*15.4%*	16,846	*14.6%*
Homes Built 1940 to 1949	223	*2.2%*	711	*3.3%*	5,378	*4.7%*
Homes Built Before 1939	830	*8.2%*	1,906	*9.0%*	24,412	*21.2%*
Median Age of Homes	45.0	*yrs*	49.1	*yrs*	56.6	*yrs*
Home Values (2026)						
Owner Specified Housing Units	8,396		16,715		66,047	
Home Values $1,000,000 or More	43	*0.5%*	220	*1.3%*	651	*1.0%*
Home Values $750,000 to $999,999	53	*0.6%*	156	*0.9%*	730	*1.1%*
Home Values $500,000 to $749,999	301	*3.6%*	756	*4.5%*	2,637	*4.0%*
Home Values $400,000 to $499,999	707	*8.4%*	1,301	*7.8%*	4,979	*7.5%*
Home Values $300,000 to $399,999	1,870	*22.3%*	2,946	*17.6%*	9,032	*13.7%*
Home Values $250,000 to $299,999	1,262	*15.0%*	2,443	*14.6%*	8,097	*12.3%*
Home Values $200,000 to $249,999	1,415	*16.9%*	2,722	*16.3%*	10,372	*15.7%*
Home Values $175,000 to $199,999	641	*7.6%*	1,407	*8.4%*	5,813	*8.8%*
Home Values $150,000 to $174,999	841	*10.0%*	1,841	*11.0%*	7,487	*11.3%*
Home Values $125,000 to $149,999	490	*5.8%*	1,083	*6.5%*	4,547	*6.9%*
Home Values $100,000 to $124,999	405	*4.8%*	980	*5.9%*	4,523	*6.8%*
Home Values $90,000 to $99,999	62	*0.7%*	116	*0.7%*	1,406	*2.1%*
Home Values $80,000 to $89,999	58	*0.7%*	143	*0.9%*	1,025	*1.6%*
Home Values $70,000 to $79,999	44	*0.5%*	94	*0.6%*	911	*1.4%*
Home Values $60,000 to $69,999	40	*0.5%*	78	*0.5%*	697	*1.1%*
Home Values $50,000 to $59,999	16	*0.2%*	30	*0.2%*	333	*0.5%*
Home Values $35,000 to $49,999	22	*0.3%*	60	*0.4%*	544	*0.8%*
Home Values $25,000 to $34,999	22	*0.3%*	31	*0.2%*	242	*0.4%*
Home Values $10,000 to $24,999	67	*0.8%*	197	*1.2%*	1,054	*1.6%*
Home Values Under $10,000	38	*0.5%*	111	*0.7%*	965	*1.5%*
Owner-Occupied Median Home Value	$258,984		$249,914		$222,923	
Renter-Occupied Median Rent	$1,059		$1,027		$1,061	

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